

2012 South Wenatchee Code Enforcement Summary

Before



After



**Thanks to our Community Home Owners and Landlords in
working hard to preserve our neighborhoods.**

Before



After



Introduction

Code Enforcement is dedicated to enhance the quality of life of the community within the City of Wenatchee by administering basic life, health, safety and property maintenance codes. The intent of the program is to achieve compliance with these codes without undue hardship upon citizens. The City of Wenatchee partners with volunteer groups, property owners and tenants to resolve problems such as removal of unsightly, hazardous and unsanitary situations. This report specifically provides an update on South Wenatchee Code Enforcement Emphasis efforts which began in 2011.

Overview

A major code enforcement emphasis in South End of Wenatchee began in 2011 with concerns involving; junk vehicles, garbage and debris, overgrown vegetation, construction without permits and substandard structures. Code Enforcement staff conducted a door-to-door education campaign which involved handing out informational brochures and self-help guides on where to take unwanted items and where to go for additional help (see attached). During the initial walk thru staff collected information about what residents liked about their neighborhood and what they would like to improve in the neighborhood. A copy of the 2011 Code Enforcement report can be downloaded from the city website. Code Enforcement investment in 2012 was reduced from the emphasis in 2011. This means less staff time was dedicated to South Wenatchee in 2012 due to a greater awareness in neighborhoods. In 2012, the South Wenatchee Code Enforcement program goal was to continue education and awareness while expanding the program to include paint and structural issues. The same priority was given to maintenance of weeds, trees and shrubs over public right-of-way as well as the removal of junk vehicles, garbage, debris, substandard buildings, and substandard living conditions. Waste Management continued support of the program by allowing dump coupons to be distributed to those citizens who do not have the means to pay for extra waste disposal. A grant from the Department of Ecology was obtained for removal of scrap tires which allowed the issuance of tire coupons for residents to dispose of scrap tires at our local Les Schwab Tire store, who provided the best price for disposal.

2012 Summary

In 2012, 273 violation letters were sent out in the South Wenatchee area based on: (see attached map)

- Litter, accumulation of debris, furniture, appliances, piles of brush.
- Storage of inoperable or junk vehicles.
- Grass and weeds over 12 inches high, dead trees, bushes and shrubs.
- Obstructions to public sidewalks.
- Deteriorated structures and fences.
- Homes with deteriorated and chipped paint.
- Scrap tires.



January - March

- Clean-up event planning.
- A grant for \$13,936.00 was obtained thru the Department of Ecology for removal of scrap tires.
- Set up a tire coupon system with Les Schwab tires so residents can obtain a coupon to dispose of scrap tires.
- Worked with Waste Management to continue the issuance of dump coupons to citizens who typically do not have the means to pay for additional waste disposal.
- Coordinate volunteer efforts through Catholic Family Chore Services.
- Updated the Property Maintenance assistance guide (see attached).
- Updated our tracking sheet to include parcel numbers for GIS locations.
- Addressed other code issues throughout the city while dedicating an additional 25% FTE to the South Wenatchee CDBG area.



March 31, 2012 – Cleanup Event

- On March 31, 2012 the City worked with Chelan County Solid Waste Department to conduct a city-wide cleanup event.
- 3000 scrap tires were collected compared to 1850 scrap tires in 2011.
- 16 tons of scrap iron was collected and disposed of compared to 41.6 tons of scrap iron in 2011.
- The Salvation Army filled a large truck with electronics and 25 scrap batteries were collected.
- Leavenworth Rotary collected two pickup loads of bicycles to refurbish and send overseas.

April-December

- A zone by zone inspection was accomplished and letters were sent out to home owners.
- 43 tire coupons were handed out to residents for the removal of an additional 912 tires being removed from alleys and properties.
- 57 dump coupons were handed out for removal of garbage, debris and household bulky items.

ZONE	# OF VIOLATIONS 2011	ZONE	# OF VIOLATIONS 2012
1	1	1	7
2	6	2	14
3	3	3	1
4	7	4	23
5	8	5	16
6	18	6	23
7	10	7	20
8	9	8	11
9	14	9	14
10	34	10	43
11	30	11	18
12	43	12	53
13	33	13	13
14	5	14	1
15	5	15	2
16	3	16	2
17	19	17	4
18	25	18	5

- Co-operation with Waste Management allowed issuance of dump coupons once again for citizens to take a pickup load of household bulky items on top of their regular garbage service to the Transfer Station at no charge. During 2012, 57 dump coupons were handed out compared to 68 in 2011.

Year End for 2011

- A total of 376 violation letters were sent to residents in the area. (In 2011 a total of 557 violations were sent out city-wide).

Year End for 2012

- A total of 273 violations letters were sent to residents in the area. (In 2012 a total of 442 violations were sent out city-wide). A distribution of violation types are shown in in the following table.

ZONE	GARB & DEB	JUNK VEH	OVERGROWN VEG	PAINT	CONS W/O PERMIT	SUB STRUC
1	4	4	3	0	0	0
2	15	5	2	1	1	3
3	1	0	0	0	0	0
4	15	14	4	0	1	0
5	8	8	0	0	2	2
6	11	9	4	1	2	3
7	16	6	1	1	0	3
8	8	2	1	3	1	2
9	8	2	0	1	1	1
10	24	19	27	8	0	8
11	6	5	11	2	2	1
12	15	3	39	10	2	0
13	2	3	4	3	0	1
14	0	0	0	0	1	0
15	0	0	0	0	0	0
16	0	0	0	0	2	0
17	3	2	1	3	0	0
18	2	0	2	1	1	1
TOTAL	138	82	99	34	16	25
Percent 2012	35%	21%	25%	9%	4%	6%
Percent 2011	27%	19%	51%	0%	1%	2%

2011 Budget Description	Total
CDBG Spent	\$83,068.95
CDBG Yearly Breakdown Per Parcel	\$72.10
CDBG Breakdown Per Month/Per Parcel	\$6.01
CDBG Breakdown Per Day/Per Parcel	\$0.29

2012 Budget Description	Total
CDBG Spent	\$52,935.97
CDBG Yearly Breakdown Per Parcel	\$45.95
CDBG Breakdown Per Month/Per Parcel	\$3.83
CDBG Breakdown Per Day/Per Parcel	\$0.16

Conclusion and Recommendations

During the fall of 2012, a general overview of the neighborhood was conducted as part of the American Institute of Architect Sustainable Design Assessment Team. The general consensus is that code enforcement is working to help sustain the neighborhood. Based on the reduction in code enforcement investment in 2012 compared to 2011, staff believes that the 2011 emphasis worked. However, to sustain the neighborhood, it is clear from the 2012 violation count that a continued presence is necessary to prevent reversion to pre 2011 conditions. Staff has witnessed considerable investment in the South Wenatchee properties in terms of painting, cleanup, landscaping and rehabilitation of homes. This is an indicator of a positive trend. However two items that are in need of attention include: 1) Unlicensed or junk vehicles parked in the street; and 2) Conversion of single family homes into multifamily units. These conversions have both positive and negative impacts on neighborhoods. Currently, our city codes are in conflict with many of the trends in the neighborhood and thus considerable effort is necessary to find a balance concerning these trends.

Staff is looking forward to the possibility of updating our code enforcement system to improve presence and to be supported with education and neighborhood involvement. Staff is also looking for additional methods and tools that continue to make these efforts more efficient and more effective in obtaining results.

Before and after photos illustrating property investment.

